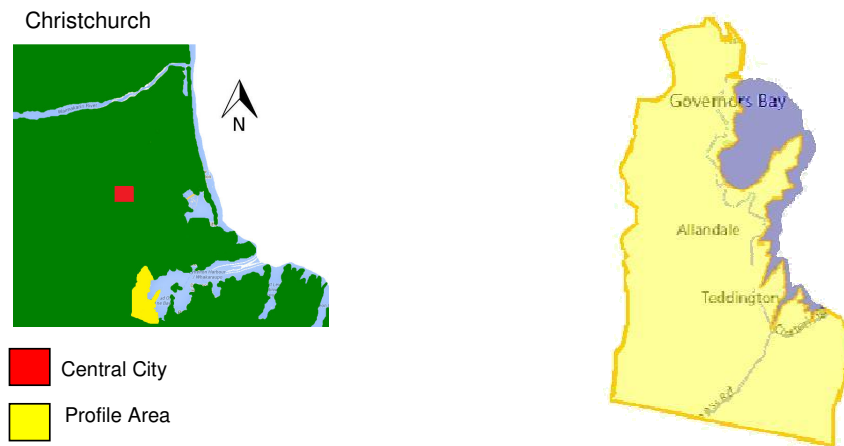


# Community profile - November 2014

## Governors Bay

(Census area unit: Governors Bay)



The Governors Bay area encompasses the western slopes of the Lyttelton Harbour Basin and includes the communities of Governors Bay, Allandale and Teddington. A main road links the communities. Access to Christchurch (14 kilometres to the north) is via Dyers Pass Road. Alternative routes are through Lyttelton via the road tunnel (20 kilometres) or Teddington via Gebbies Pass (45 kilometres).

Governors Bay provides a focal point for the western bay communities, with some local services and businesses centrally located. Further services are available in Christchurch or through the northern bays in Lyttelton, which is 10 kilometres away.

This area is characterised by several reserves and farmland on steep terrain with basaltic outcrops. Many of the hillside reserves remain closed due to rock fall and subsidence issues after the 22 February 2011 earthquake. Reserves include Ōhinetai Bush and Orongomai, which are privately owned and provide access to a wide range of walking tracks of varying difficulty and steepness. Cholmondeley is a Council-owned reserve which has tennis courts. There are also various low-altitude walks around the bays. Other recreational opportunities provided locally include a swimming beach, a community pool, a jetty (currently closed) and Allandale Domain.

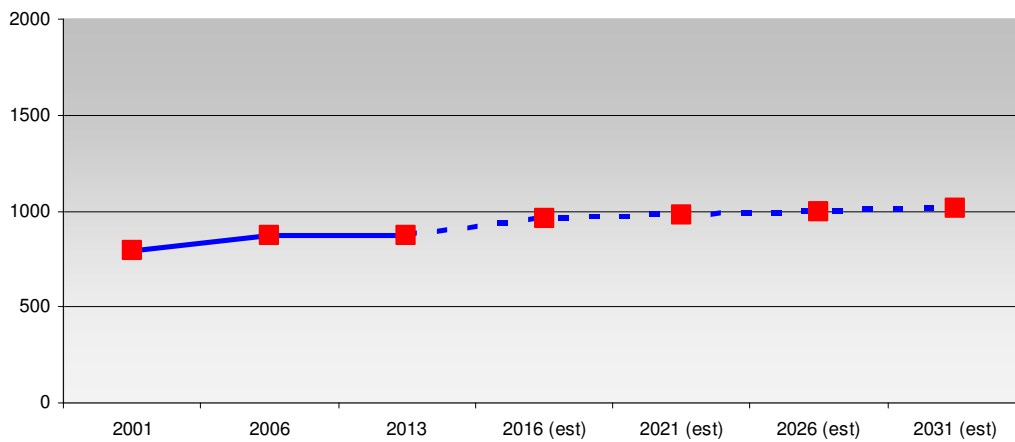
Governors Bay School is a full primary school (years one to eight) and caters for children in the Governors Bay area. There are no secondary schools in the Lyttelton Harbour Basin. Zoning is for Cashmere High School, however, secondary students attend many schools across Christchurch. Cholmondeley Home and School is sited in Governors Bay, but operates from Living Springs Event, Function and Activity Centre while awaiting a rebuild due to earthquake damage.

In the March 2013 Census the Governors Bay area had a population of 870. The percentage of adults aged 20 to 34 years living in this area (6.9 per cent) is significantly lower than Christchurch City (20.9 per cent). In contrast, those between 35 and 64 years make up over half (53.7 per cent) of the residents in Governors Bay compared with Christchurch City (39.6 per cent).

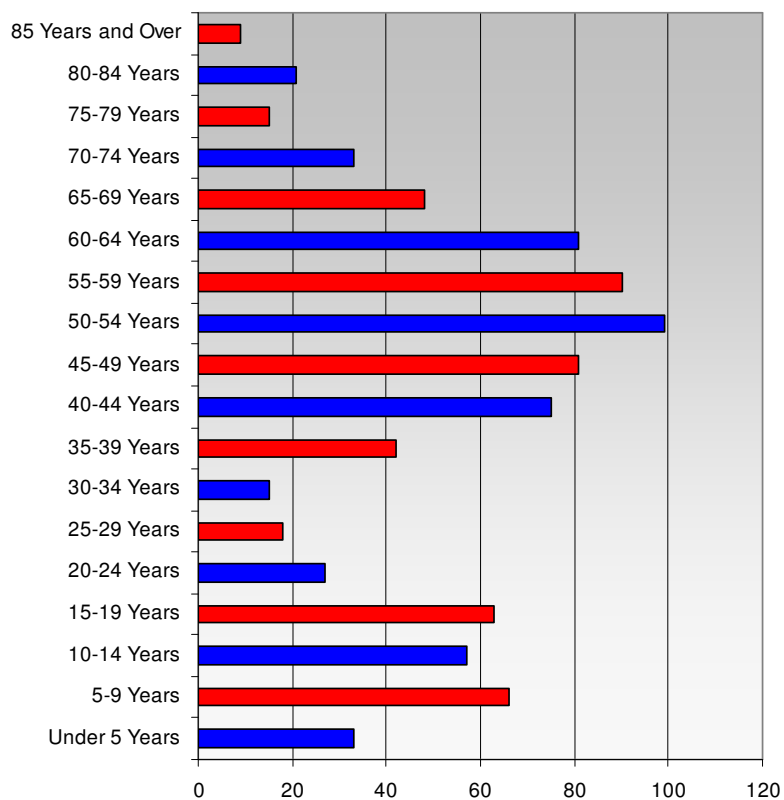
There are no medical centres or retirement homes in Governors Bay. However, when Cressy House, the only retirement home in Lyttelton, was closed some years ago, proceeds from its sale were invested. Interest is distributed through grants to benefit older adults in the harbour basin.

# Key demographics

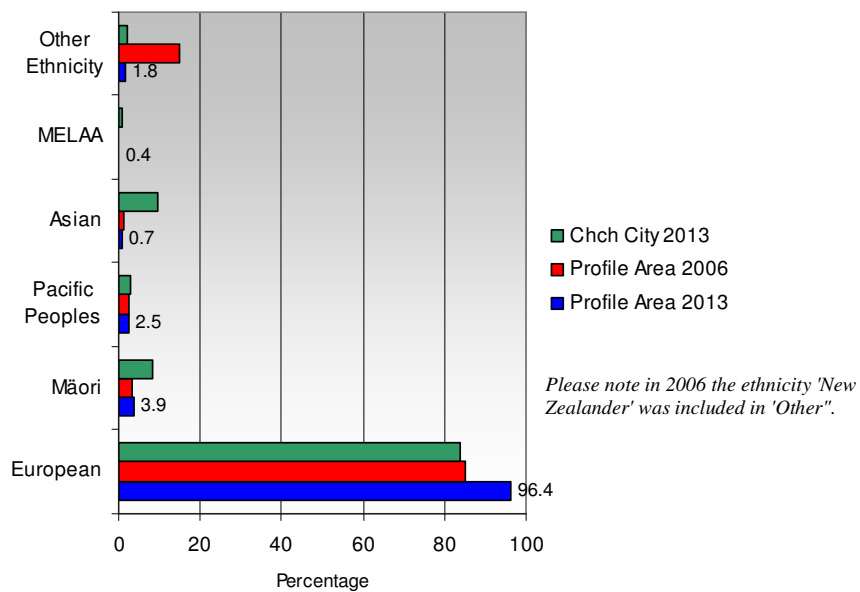
**Usually resident population count**  
(Data from Statistics NZ)



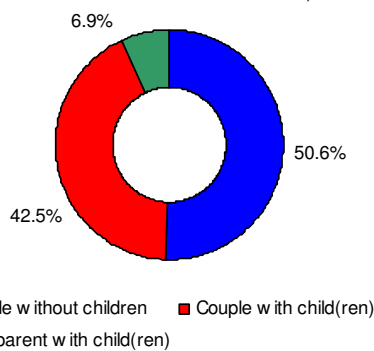
**Age for usually resident population (number of people)**  
(Data from 2013 Census, Statistics NZ)  
**Profile Area**



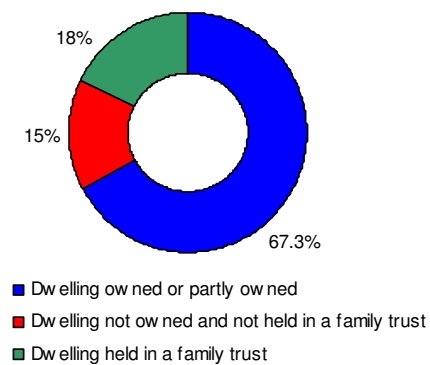
**Ethnicity for usually resident population (%)**  
(Data from 2013 Census, Statistics NZ)



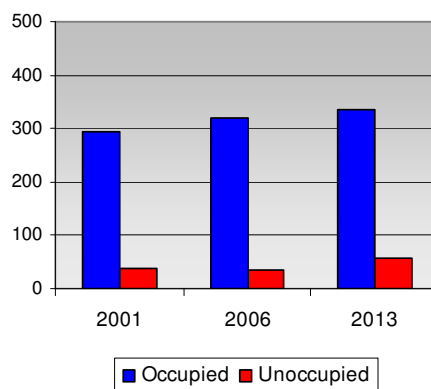
**Family type (%)**  
(Data from 2013 Census, Statistics NZ)



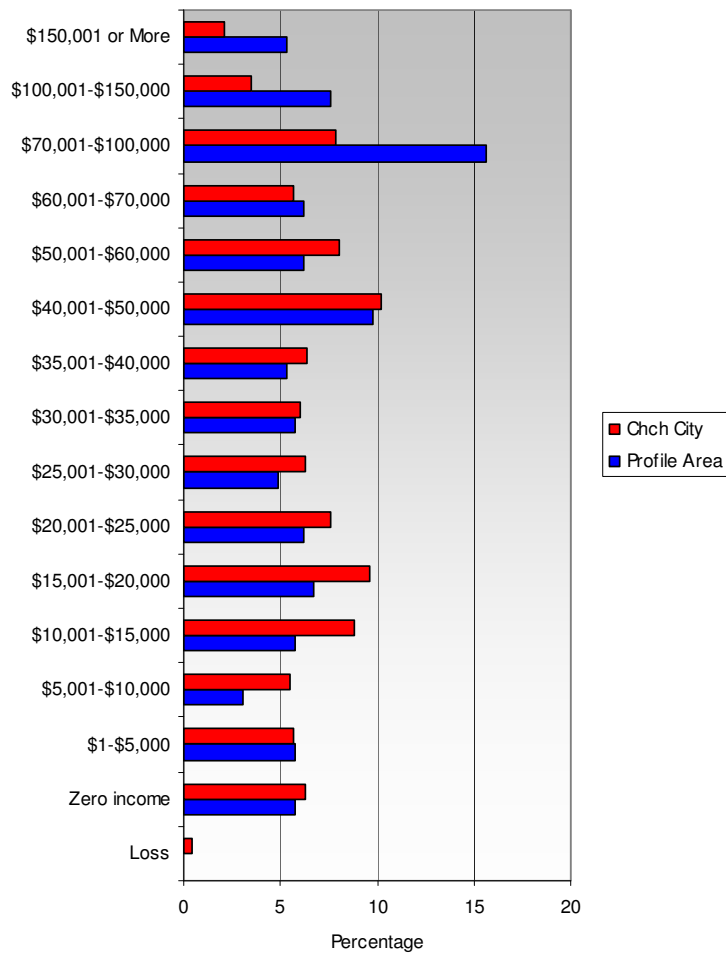
**Home ownership (%)**  
(Data from 2013 Census, Statistics NZ)



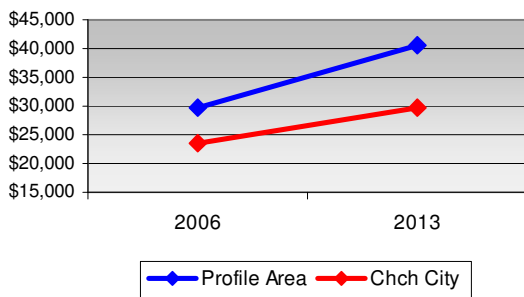
**Occupied and unoccupied dwellings**  
(Data from Statistics NZ)



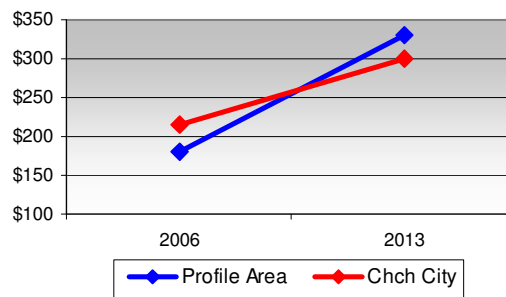
**Personal income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



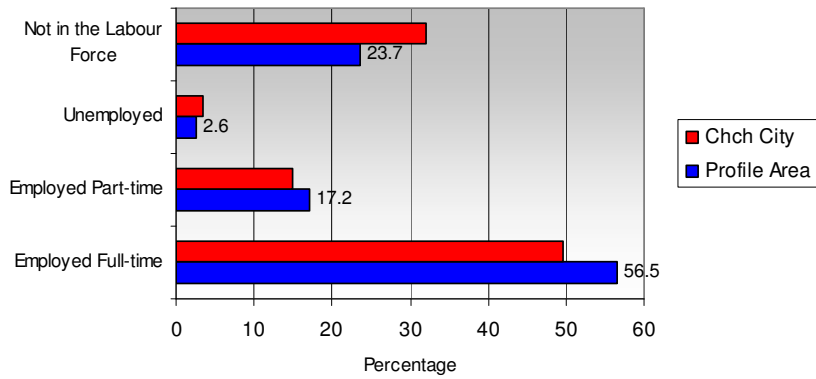
**Median personal income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



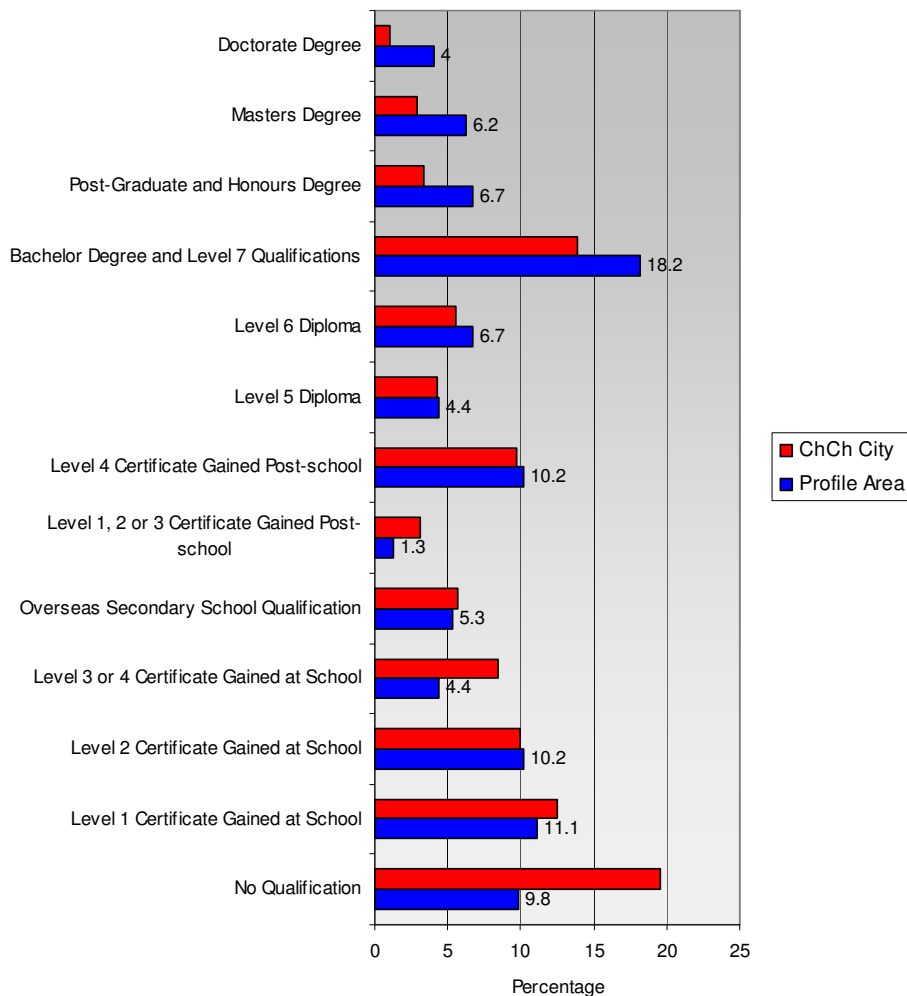
**Median weekly rent for rented households, in private occupied dwellings**  
(Data from 2013 Census, Statistics NZ)



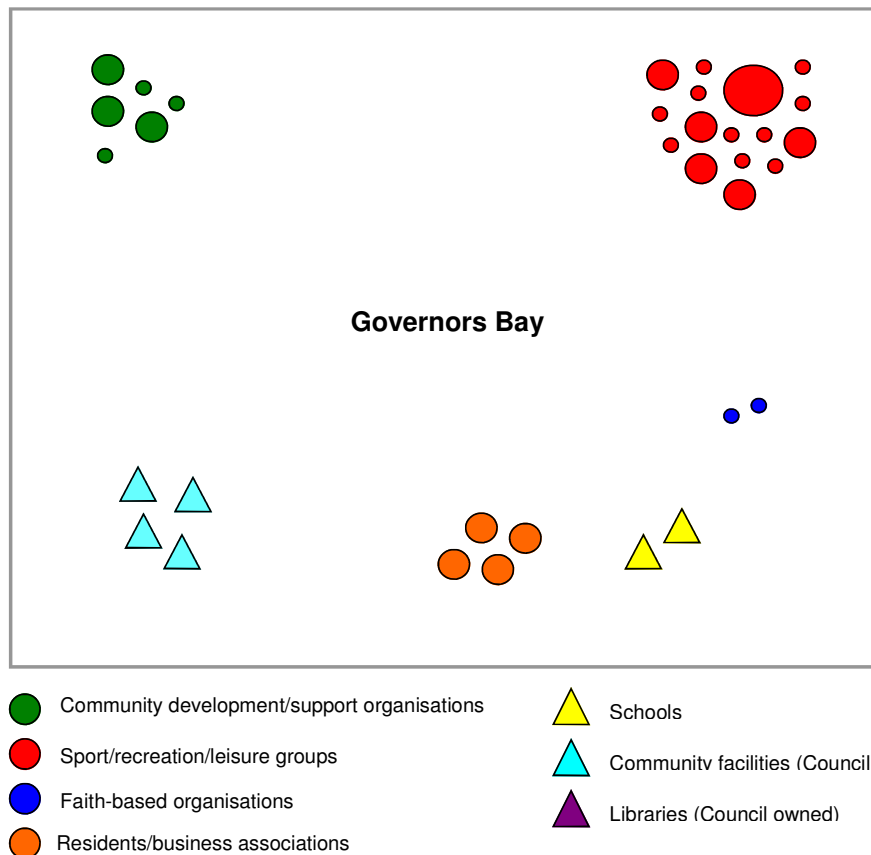
**Work and labour force status (%)**  
(Data from 2013 Census, Statistics NZ)



**Highest educational qualification for the Census usually resident population, aged 15 years and over**  
(Data from 2013 Census, Statistics NZ)



# Community infrastructure mapping



*The above ratings have been based on reach, diversity, and participation. For example, bigger circles tend to be groups that provide a wider range of services, or have large numbers of participants. They also tend to be groups that are well networked within the community.*

This mapping shows only the Christchurch City Council-owned facilities in the area. Closure of three of the five facilities due to earthquake damage has had a considerable impact. Many groups which were operating from the demolished Governors Bay Community Centre now meet at the fire station or private residences. However, the community pool opens as usual for the summer seasons.

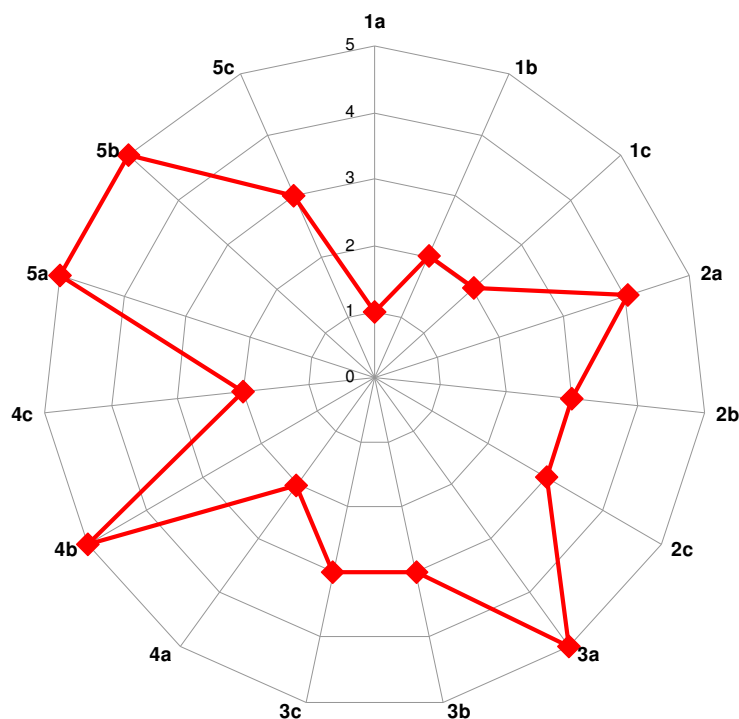
The 'residents/business associations' designation includes the Allandale Reserve Management Committee – a committee of the Lyttelton/Mt Herbert Community Board.

St Cuthbert's Church has sustained considerable damage and is closed. The congregation meet at St Peter's Church in Teddington.

Cholmondeley Children's Home and School has temporarily relocated to Living Springs Event, Function and Activity Centre. Fundraising is underway to move back on to its central Governors Bay site.

There is no library in Governors Bay. Residents use either Lyttelton or South Christchurch (Beckenham) libraries.

# Community resilience mapping



Scale: 1 = Low 5 = High

## 15 measures of resilience

### Community Support Organisations (rating)

- 1a # of organisations (1)
- 1b strength of organisations (2)
- 1c community development principles (2)

### Volunteering (rating)

- 2a investment in volunteers (4)
- 2b # of volunteer hours from Fundforce (3)
- 2c # of volunteer hours from Census (3)

### Connectedness (rating)

- 3a # of Neighbourhood Support groups (5)
- 3b # of residents' associations (3)
- 3c access to networking groups/forums (3)

### Participation (rating)

- 4a community events (2)
- 4b Fundforce participation rates (5)
- 4c club membership #s (2)

### Preparedness (rating)

- 5a # of Neighbourhood Support groups (5)
- 5b # households in Neighbourhood Support (5)
- 5c capability of groups to lead local response (3)

**Note:** 2b, 4b - These ratings only take into account figures from community projects funded by Council.  
 2c - These figures are based on 2006 Census data as this information is not yet available for 2013.  
 3a, 5a, 5b - These ratings are based on groups and households registered with Christchurch Gets Ready as at November 2013.



# Community environment

## Social environment

Governors Bay is geographically discrete from Christchurch, and may be isolated during emergencies.

Te Hapū o Ngāti Wheke has mana whenua within the harbour basin and extending over the hill with the marae in Rāpaki providing a range of services.

The Governors Bay Community Association plays an important role in sharing information and providing support within the community. A bi-monthly newsletter provides up-to-date information on business and community activities, local service groups, events and accommodation.

There are a large number of community groups representing different interests within the Bay. Many were displaced due to earthquake damage to buildings but most have continued functioning in alternative premises. However, the Governors Bay Preschool has not been operating since the loss of its facility (Allandale Hall) on 4 September 2010.

The area's Civil Defence volunteers train monthly with quarterly joint harbour-wide sessions. Neighbourhood Support continues to provide coverage in the area. Governors Bay has a volunteer fire brigade which is also the local Civil Defence headquarters. St John (voluntary) and Police covering this area are based in Lyttelton. A voluntary Community Patrol service also operates within the harbour basin.

The median personal income remains higher in the Governors Bay area than for Christchurch City. This is related directly to the fact that there are significantly more people earning over \$70,000 per annum in the area than in Christchurch City. People in Governors Bay also have higher levels of educational attainment than the city average.

The Governors Bay area has seen a rise in the number of residents of European descent. Some of this increase may be the result of the reclassification of 'New Zealander' from the 'Other' category in 2006 to the 'European' category in 2013. However, the figures for residents of European descent remain considerably higher (96.4 per cent) than for Christchurch City (83.9 per cent).

## Built environment

A number of the local buildings are of historical interest, holding heritage status. St Cuthbert's Church and vicarage are closed due to earthquake damage. Cholmondeley Children's Home and School is currently being rebuilt, incorporating the original administration wing and dormitory. Other heritage buildings/structures include the former Governors Bay School (1868) and the Lock Up (1877).

The Allandale Hall has been closed since 4 September 2010 due to earthquake damage and the Governors Bay Community Centre has now been demolished. The Governors Bay Community Pool continues to open each summer. The jetty remains closed.

Much of the older housing stock in the area consists of modified and expanded baches. More recently, new homes were built to house the increasing resident population. Rock fall and land slip were major risks for some residents in the area, requiring some to relocate.

## Economic environment

A number of small businesses and tradespeople operate from Governors Bay. The Governors Bay Community Association's website and newsletter provide information about local businesses. The Lyttelton Harbour Information Centre has also been providing information harbour-wide via its website and regular newsletters.

When the last census was undertaken in March 2013, the median weekly rent in Governors Bay had risen dramatically from well below to well above the Christchurch median rent from the previous 2006 Census (increasing from \$181 per week in 2006 to \$330 in 2013 in Governors Bay. This compares with a weekly rental increase from \$216 to \$300 in Christchurch). Furthermore, 15.4 per cent of renting households paid over \$500 per week in Governors Bay compared with just 6.5 per cent paying these higher rents in Christchurch.

This is probably driven by the demand for short-term rentals while properties are receiving their earthquake damage repairs. People tend to stay in their community while their homes are repaired and the relatively small number of rentals (15 per cent) in the area may be driving up prices.

There is no public transport in this area. However a trust runs a community van, providing bus services between Governors Bay and Christchurch and Governors Bay and Lyttelton. This service is provided by volunteers.

### **Natural environment**

The main concerns for the reserves and farmland following the 22 February 2011 earthquake have been around cliff collapse, land movement and rock fall. This is an on-going issue.

The Governors Bay area is zoned either green or red by the Canterbury Earthquake Recovery Authority (CERA) but does not have the technical categories as prescribed for flat land.

The reserves above Governors Bay were closed for recreation following the 22 February 2011 earthquake as assessment and mitigation procedures were undertaken. Many have reopened. Walking tracks around the bays are open, as are the beaches.

# Key issues identified

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Key Issue	Progress to date / outcomes
<ul style="list-style-type: none"> <li>The area relies on power, water and sewerage from Christchurch – each with just one conduit.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>This risk is observed but unable to be mitigated at this time.</li> </ul> <p><u>November 2013/14</u></p> <ul style="list-style-type: none"> <li>The risk remains and is recognised by emergency planners.</li> </ul>
<ul style="list-style-type: none"> <li>There is no fuel outlet in the harbour basin.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>Residents are aware of this situation, and may decide to refill vehicles at half a tank and/or have petrol cans full for emergencies.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>Governors Bay Volunteer Fire Brigade are fundraising to build a storage facility where Civil Defence equipment can be stored, including a diesel fuel trailer for use in emergency situations.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Fundraising for the equipment storage continues.</li> </ul>
<ul style="list-style-type: none"> <li>Road access options out of Lyttelton Harbour are limited to the Lyttelton Road Tunnel or over Dyers Pass or Gebbies Pass via the road linking the Bay communities.</li> <li>Large/dangerous port traffic has been rerouted due to the closure of Evans Pass.</li> <li>Bay communities have expressed concerns about the deterioration of the already narrow and winding roads as a result of the heavy traffic, noise pollution, perceived speeding and vehicle widths.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>This risk is observed but unable to be mitigated at this time.</li> <li>The tunnel is closed to the public while dangerous goods are being transported – a delay of about 10 minutes.</li> <li>Large loads are transported through bay communities on narrow, winding roads and over Gebbies Pass.</li> <li>Mitigation works are planned for Evans Pass in order to reopen this lifeline road.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The situation remains the same while Evans Pass remains closed.</li> <li>A report providing geotechnical information, risks and the various options for making the road safe was considered by the Council in early 2013. The Council's Three Year Plan 2013-16 allocates funds for repair work. This major project will take at least 18 months to complete once started. A start date is not yet known.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Evans Pass remains closed and future plans are in discussion</li> </ul>

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Key Issue	Progress to date / outcomes
<ul style="list-style-type: none"> <li>The earthquakes reminded residents that the area can be isolated from outside services and help. In an emergency local people must look to themselves and collaborate for answers.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>Residents have been encouraged to ensure they have an emergency plan and provisions.</li> <li>Governors Bay Civil Defence volunteer numbers have increased and volunteers meet regularly for training,</li> <li>Neighbourhood Support is being explored as a possible tool.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The Lyttelton Harbour Basin Community Emergency Response Plan has been developed in the last 12 months. Implementation of this plan and local emergency response is an iterative process which involves local Civil Defence volunteers.</li> <li>Local community organisations, most significantly Project Lyttelton, are encouraging residents to become more self-sufficient through food security programmes, the provision of a community garden and the Grow Harbour Kids programme.</li> <li>The Community Board have launched an Edible Gardens Award for 2014 to acknowledge and celebrate edible gardening in the area.</li> <li>Civil Defence training includes quarterly training with other harbour-based groups.</li> <li>A storage facility to be built by the Governors Bay Volunteer Fire Brigade will also house civil defence equipment.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Neighbourhood Support maintains its databases and continues to provide links between members of the community.</li> <li>Civil Defence – no change.</li> <li>The Community Response Plan is undergoing its annual review.</li> <li>An Edible Garden Awards event was held in April 2014.</li> </ul>
<ul style="list-style-type: none"> <li>Since the 22 February 2011 earthquake the main land condition concerns have been regarding rock falls, land slippage and cliff collapse. This has an impact on private residences.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>CERA residential zoning has been completed.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The Port Hills Review, for residents appealing CERA's zoning decision, is due imminently.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Decisions have been finalised and residents have greater clarity about risks to their properties.</li> </ul>

Key Issue	Progress to date / outcomes
<ul style="list-style-type: none"> <li>There are limited community meeting spaces in Governors Bay due to the closure of facilities as a result of earthquake damage.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>The Governors Bay Volunteer Fire Brigade meeting room is being used by many of the local groups until a more permanent solution is available.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The Governors Bay Community Centre is scheduled for demolition. The local community association is working with Christchurch City Council's Facilities team to look at future replacement options.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>The Governors Bay Community Centre has been demolished and future plans are to be developed.</li> </ul>
<ul style="list-style-type: none"> <li>There are reduced recreational opportunities in Governors Bay.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>The reserves above Governors Bay remain closed for recreation following the 22 February 2011 earthquake as assessment and mitigation procedures are undertaken.</li> <li>The jetty requires significant expenditure to repair.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The Summit Road Society received Capital Endowment Funding from the Council to carry out geotechnical investigations in Ōhinetahi reserve with the aim of identifying which tracks or areas are safe to open to the public.</li> <li>The jetty remains closed.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>All reserves are now open although some track sections remain closed. The jetty remains closed. Overall, recreation opportunities are less reduced.</li> </ul>
<ul style="list-style-type: none"> <li>There is earthquake damage to Cholmondeley Children's Home and School.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>Cholmondeley has relocated to Living Springs Event, Function and Activity Centre while its premises are being rebuilt.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>Cholmondeley is to be deconstructed, with the administration wing and dormitory retained and incorporated into the new building. They are currently fundraising and plan to move back onto their central Governors Bay site.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li><u>Cholmondeley Children's Home and School is currently being rebuilt, incorporating the original administration wing and dormitory.</u></li> </ul>

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Home and School is currently  
being rebuilt, incorporating the  
original administration wing and  
dormitory.¶

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Key Issue	Progress to date / outcomes
<ul style="list-style-type: none"> <li>There has been no preschool in the area since the closure of Allandale Hall due to earthquake damage in September 2010.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>Families are accessing alternative preschool providers outside the area.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>Families continue to access alternative preschool providers.</li> <li>No decision has been made on the future of Allandale Hall.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Families continue to access alternative preschool providers.</li> </ul>
<ul style="list-style-type: none"> <li>Increase in residential rental prices.</li> </ul>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The median weekly rent in Governors Bay has risen dramatically from well below to well above the Christchurch median rent since the 2006 Census (increasing from \$181 per week in 2006 to \$330 in 2013 in Governors Bay compared with a weekly increase from \$216 to \$300 in Christchurch). Furthermore, 15.4 per cent of renting households pay more than \$500 per week in Governors Bay compared with just 6.5 per cent paying these higher rents in Christchurch.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Rental rates remain high if somewhat stabilised.</li> </ul>
<ul style="list-style-type: none"> <li>No secondary school in the area means young people have to travel to Christchurch or Lincoln for secondary education.</li> </ul>	<p><u>November 2013/14</u></p> <ul style="list-style-type: none"> <li>This has not been reported as an issue by local residents.</li> </ul>
<ul style="list-style-type: none"> <li>Lack of social housing in the area means people may have to move to the city to access social housing.</li> </ul>	<p><u>November 2013/14</u></p> <ul style="list-style-type: none"> <li>Feedback from the local population has not identified social housing as a significant issue.</li> </ul>
<ul style="list-style-type: none"> <li>There is no retirement facility in the area meaning that elderly people have to leave the area if they are unable to stay in their own home.</li> </ul>	<p><u>November 2013/14</u></p> <ul style="list-style-type: none"> <li>Local feedback does not identify this as an issue requiring attention.</li> </ul>
<ul style="list-style-type: none"> <li>The area has no supermarket or dairy.</li> </ul>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The nearest supermarkets are in Christchurch City. A supermarket is expected to open in Lyttelton in 2014.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li><u>Lyttelton supermarket has reopened.</u></li> </ul>

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<#>Lyttelton supermarket has  
reopened.¶



Key Issue	Progress to date / outcomes
<ul style="list-style-type: none"> <li>No medical centre in the area.</li> </ul>	<p><u>November 2013/14</u></p> <ul style="list-style-type: none"> <li>Residents travel to Christchurch or Lyttelton to access health facilities.</li> </ul>
<ul style="list-style-type: none"> <li>There is no public transport in the area.</li> </ul>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>GovBus is a community van service operated by a community trust. It offers transport between Governors Bay and Lyttelton and Governors Bay and Christchurch.</li> </ul>